



HARB STAFF REPORT DECEMBER 1, 2011

Project:	BEARD ROAD BARN – 3858 BEARD ROAD – (PLN2011-00259)
Proposal:	To consider a determination of potential register resource eligibility of the existing barn.
Recommendation:	Evaluate evidence and determine if the barn has sufficient historical significance and integrity to merit classification as a Potential Register Resource.
Location:	3858 Beard Road in the Northern Plain Planning Area. APN: 543 033602300 (See aerial photo next page)
Area:	1.97 acre Site
People:	Fremont Beard Rd LLC, Lee Oyue, Applicant/Property Owner Alan Cerro, Dutra-Cerro-Graden Inc., Agent of Applicant Kelly Diekmann, Staff Planner (510) 494-4540; kdiekmann@fremont.gov
Environmental Review:	The request for HARB consideration of the property's historic status is exempt from the California Environmental Quality Act (CEQA) per Guideline 15061(b)(3) in that it is not considered a project as defined by CEQA
General Plan:	Medium Density Residential 18-23 units per acre
Zoning:	R-3-23

EXECUTIVE SUMMARY:

The subject site includes three structures greater than 50 years in age. They include a home, roadside market, and barn. The home and fruit stand were determined to not be potential historic resources during an historical assessment in the summer of 2011. The barn was determined to be a potential historic resource based upon its association with agricultural history of Washington Township and Centerville area and an uncommon example of a barn structure from the time period of the early 20th century. The applicant has appealed the determination of the barn status and provided additional documentation to support a determination the barn does not possess historic integrity to merit classification as a potential register resource. The Historical Architectural Review Board is to consider all evidence of historical significance and determine eligibility of the barn as a potential historic resource.

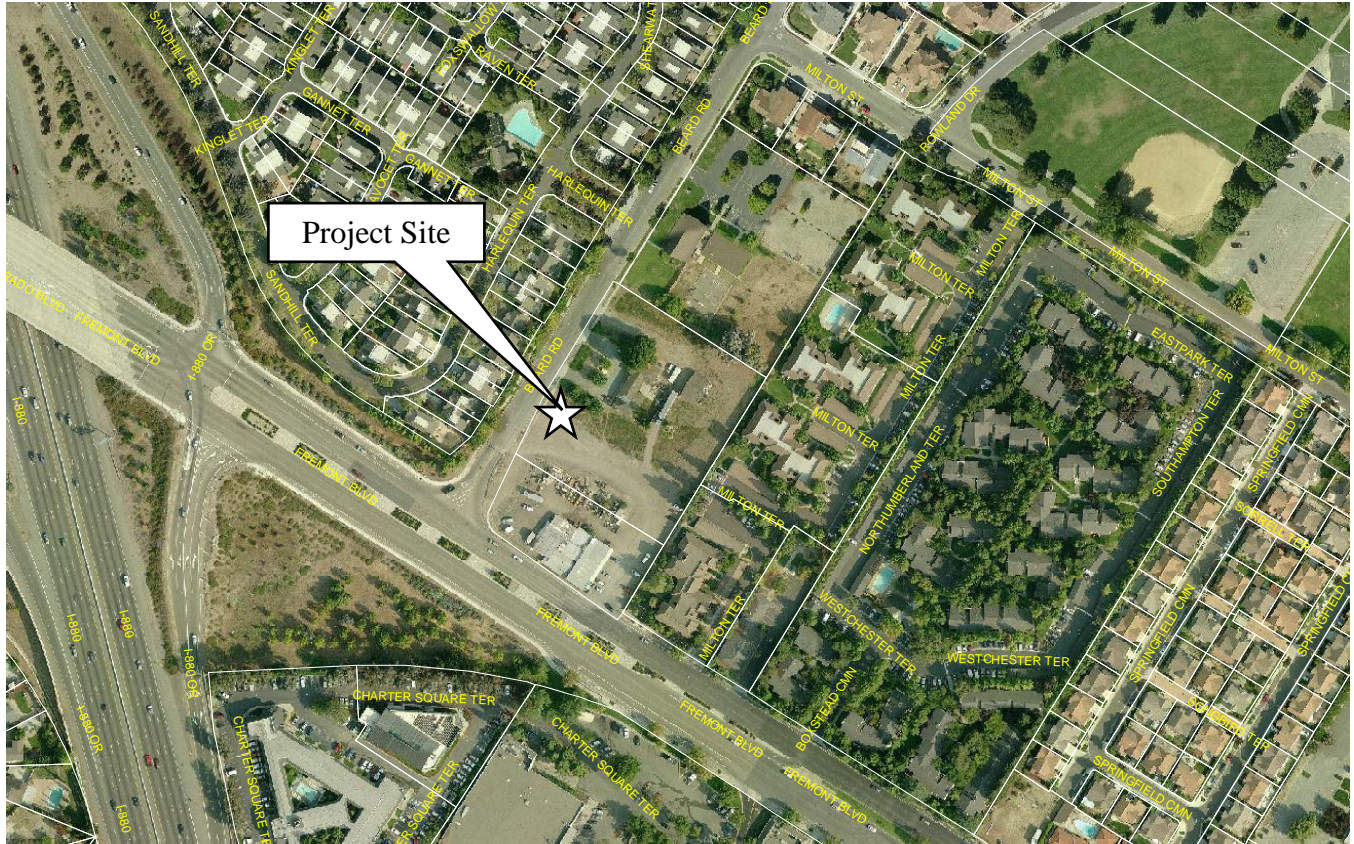


Figure 1: Aerial Photo (2009) of Project Site and Surrounding Area.



SURROUNDING LAND USES:

- North: Church
- South: Commercial, Shopping Center
- East: Medium Density Residential
- West: Single Family Low/Medium Density Residential

BACKGROUND:

The subject site is made up of two parcels totaling 2.77 acres. The roadside market located at the corner of Beard Road and Fremont Boulevard is on a .8 acre parcel and has been occupied since 1955. The house is on a 1.97 acre parcel that has access from Beard Road and is setback approximately 90 feet from the road. The subject barn is situated on the same parcel as the house and is located approximately 45 feet behind the house and 340 feet from Fremont Boulevard. The estimated construction date of the barn is between 1914 and 1925. The original John L Beard farmhouse was located in front of the barn, but was previously demolished before the current use of the site.

The applicant in consultation with staff commissioned preparation of an historic resource assessment as a Department of Parks and Recreation Primary Record form (DPR) by a qualified historian in the summer of 2011 (Information #1). All structures on the site were subject to evaluation. The DPR form conclusion specifies that the barn structure appears to be eligible for listing on the California Register of Historic Resources (CRHR or “California Register”) under criterion 1 and criterion 3 for its association with the broad agricultural history of Washington Township and Centerville area of the late 19th century and early 20th century and as a representative example of three-aisle general purpose barn. All other structures on the site were found not to be eligible for CRHR.

Subsequent to the DPR form provided to the City, the applicant undertook further research and assessment of the condition of the barn itself. Additional information on the assessment of the barn historic status was performed by Urban Programmers (Information #3) and on the buildings structural condition by Cornerstone Structural Engineering Group (Informational #4). The additional reports present background to consider the integrity of the barn in terms of its status as a potential historic resource by presenting the concept that barns, in general, are not a rare building type to Fremont and that the design and materials combined with compromised farmstead setting do not support the determination of the structure as a potential historic resource.

PROCEDURE FOR TONIGHT’S HEARING

At tonight’s hearing, the Board is charged with completing one primary task:

1. Evaluate evidence and determine if the barn has sufficient historical significance and integrity to merit classification as a Potential Register Resource, i.e. eligible for listing in the California Register or Fremont Register. Criteria for eligibility on the Fremont Register are described in Fremont Municipal Code (FMC) Section 8-219112 and the process for determining whether a site or structure is potentially eligible are described in Section 8-219116 and the ability to appeal to HARB is part of Section 8-219118.

PROJECT DESCRIPTION:

Under the Fremont municipal code, staff must rely upon documentation from qualified historians to determine whether a particular property may be eligible for historic resource status. In this instance, staff was presented with a 2011 DPR form indicating that the site is eligible for the California Register under criterion 1 and criterion 3 as described above. The applicant is now appealing the staff determination of historic resource eligibility and requests a determination by HARB that the subject barn is not eligible as a Potential Historic Resource (Information #2). The applicant believes that the subject barn building

should not be considered a Potential Register Resource as it does not possess historic integrity related to setting, design, and materials based on the consideration of the 2011 DPR form and supplemental reports.

PROJECT ANALYSIS:

Historic Resource Determination:

HARB must make a determination of the property's historic significance based on substantial evidence supporting whether it meets any or all criteria for eligibility of listing on the CRHR or Fremont Register and has enough overall integrity to convey its significance. Section 8-219112 describes the criteria for listing on the Fremont Register, which as indicated below is almost identical to the eligibility criteria for listing in the California Register:

(A) (State Criterion 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California, the United States, or the city; or

(B) (State Criterion 2) It is associated with the lives of persons important to local, California, or national history; or

(C) (State Criterion 3) It embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or it is representative of the notable work of a builder, designer, or architect; or

(D) (State Criterion 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation; or

(E) Its unique location or singular physical characteristic(s) represents an established and familiar visual Feature or landmark of a neighborhood, settlement or district, or the city.

Criterion A through Criteria D are the State requirements for eligibility on the CRHR previously stated in this report as Criterion 1, 2, 3, and 4. Criterion E is a local criterion and is not related to eligibility for the CRHR.

As set forth in the 2011 DPR Form, the subject site was determined to have a period of historical significance between 1914 and 1955 when the structure was presumed constructed and prior to the change of use of the property to develop the roadside market. During this time period, the barn was associated with the important events, namely the agricultural settlement pattern of Washington Township, and the barn represents a distinctive building type that embodies the agricultural history of this historical context. The historic context and applicable criterion are not in question for the subject barn.

Criteria and Historical Integrity:

Once the historical facts and appropriate criteria are established, the final phase for determining if a site is a potential historic resource is to evaluate its historic integrity as defined by United States Secretary of the Interior for Treatment of Historic Properties.

The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its historic significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are listed below:

- | | | | |
|------------|-------------|---------------|---------------|
| ▪ Location | ▪ Setting | ▪ Workmanship | ▪ Association |
| ▪ Design | ▪ Materials | ▪ Feeling | |

In order for a property to have historic integrity, it must maintain some, if not all, of these seven aspects. Each aspect may have a different application within the context of Criteria 1 and 3. In this situation, there is an additional preservation bulletin related to building types of barns known as Preservation Brief 20 that identifies characteristics important in evaluation of barns (<http://www.nps.gov/hps/tps/briefs/brief20.htm>). The overall evaluation of these seven aspects indicates whether a site retains its significance as a historic resource.

There are two sets of historic reports to consider for the subject barn. Both of the historic reports, Informational #1 and Informational #3, address some of the relevant technical merits of integrity for the barn. The full reports are included as informational items for consideration by HARB.

Staff highlights for HARB some of the considerations prompted in the evaluation of the barn. The report prepared by Urban Programmers (Info. #3) collectively takes issue with the setting, design and materials of the potential historic resource. The concern regarding the setting of the barn is valid in that much of the farmstead and its surroundings have been altered with urban development.

With respect to design and materials, the DPR form (info #1) focus on whether the structure embodies the characteristics of the form of a barn, such as related materials and techniques associated with the historic context, and whether is it a good representation of that type. Urban Programmers discusses materials and design and does not feel evidence exists that the barn has integrity related to Criterion 3. However, the issue of distinction for Criterion 3 should not be misconstrued to focus on the original qualities of materials and design. The intent of the Criterion 3 begins with its relation to a historic resource conveying its significance through its form and association to agriculture as a three-aisle barn, not other types or forms of a barn per se, in addition to its construction and design. When considering the integrity of design, possessing form and massing alone would not meet the guidance of the Secretary of the Interior on evaluating integrity as it needs to be considered with feeling, association, and materials. However, conversely if it did not possess the basic form of a barn because of alternation then it would clearly not be eligible. The two reports provide differing perspectives on its integrity.

The applicant also has presented a few photographs of other barn structures in the City of Fremont. This by no means was an exhaustive attempt at cataloguing barns in the City or the surroundings. The photos of barns in Information #3 do not necessarily provide documentation that other barns themselves are historic resources of the same merit as the subject barn and only generally addresses whether the barn is an increasingly rare example from the historic context. Staff recognizes that there are additional barns in

the City than the subject building, including the surrounding area of Washington Township and the County, but also acknowledges that the prevalence of the building type has diminished with the evolution and development of the area.

Environmental Review:

The request for HARB consideration of whether or not the property is a Potential Register Resource is exempt from the California Environmental Quality Act (CEQA) per Guideline 15061(b)(3) in that it is not considered a project as defined by CEQA Guideline 15378.

PUBLIC NOTICE AND COMMENT:

Public hearing notification is applicable. A total of 352 notices were mailed to owners and occupants of all properties located within 300 feet of the site. The notices to owners and occupants were mailed on November 18, 2011. A Public Hearing Notice was also published in Argus on November 16, 2011.

ENCLOSURES:

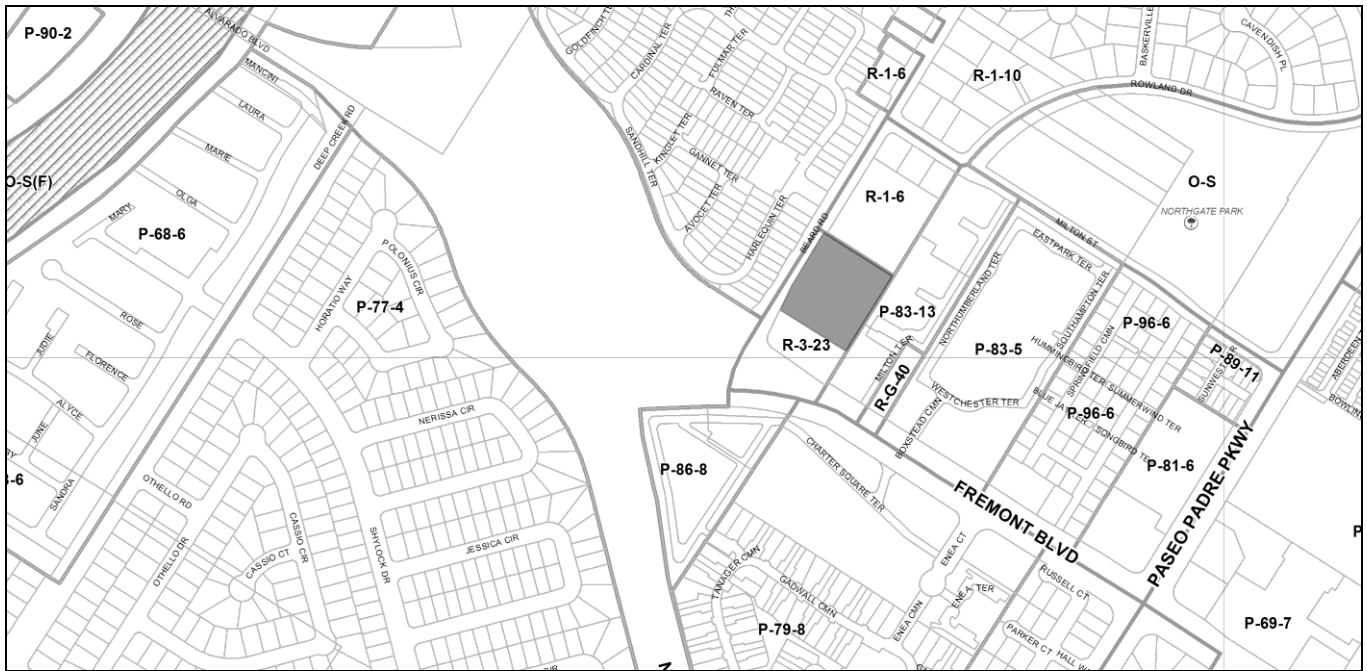
Informational Items:

1. [2011 Department of Parks and Recreation \(DPR\) Form 523 a,b](#)
2. [Applicant Cover Letter](#)
3. [Urban Programmers Report](#)
4. [Cornerstone Structural Engineering Group Report](#)

STAFF RECOMMENDATION:

1. Hold public hearing.
2. Evaluate evidence and determine if the barn has sufficient historical significance and integrity to merit classification as a Potential Register Resource.

Current Zoning (Shaded Area represents the Project Site)



Current General Plan Land Use Designation (Shaded Area represents the Project Site)

